

87 Le Souef Drive, Kardinya, WA 6163

THE AGENCY

Sold House

Friday, 3 November 2023

87 Le Souef Drive, Kardinya, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 759 m2

Type: House



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\$926,000

The private and sought-after "Somerville Estate" is the fitting setting for this beautifully-presented 4 bedroom 2 bathroom entry-level family home that boasts the most functional of floor plans and is destined to keep everybody happy. Off the entry, the generous sunken lounge – and its neighbouring versatile activity or formal-dining room – make an instant first impression and are both reserved for those special occasions. The separate open-plan family and dining areas can be set up any which way you like, whilst the kitchen fitted with gas cooktop, Chef oven & built in pantry is adjacent to a casual meals area the perfect place to enjoy meals on the run. The obvious pick of the bedrooms is a commodious front master suite with walk-in wardrobe and renovated ensuite bathroom with a vanity, toilet & shower. Outdoors, a massive rear patio off the main living zone encourages protected year-round entertaining – no matter what the family event or gathering. The property is enviably perched within the catchment zones for both Kardinya Primary School and Melville Senior High School and finds itself close to bus stops and picturesque local parklands – including directly across the road Ormond Bowyer Park. The Kardinya Park and Westfield Booragoon Shopping Centres, train stations, sporting clubs, highways, Fremantle, the city, beaches and our picturesque Swan River and so much more are all only a matter of minutes away in their own right. The likes of Murdoch University, the St John of God Murdoch Hospital and Fiona Stanley Hospital are also all within arm's reach, only adding to this residence's outstanding convenience. This is exactly where you want to be living! Other features include, but are not limited to:

- Solid brick-and-tile construction
- Ducted evaporative air-conditioning
- Fijitsu split system reverse cycle air-conditioning in family room
- Near new manual roller shutters at front with all other roller shutters electric
- Double kitchen sinks
- Built in 600mm-wide Chef oven
- Chef 4 burner gas cooktop
- Built-in kitchen storage pantry
- Master bedroom with WIR
- Skirting boards
- Built-in robes to the 2nd /3rd bedrooms
- Separate laundry – with outdoor access
- Separate 2nd toilet
- Double-door hallway linen cupboard
- Gable-roof outdoor patio for covered entertaining, off the main living space
- Gas-bayonet heating
- Security doors and screens
- 2 instantaneous gas hot water systems
- Corner garden shed
- Easy-care brick paving backyard
- Mandarin & Lemon trees
- Double garage with electric roller doors & drive thru access
- New gutters
- Bolted safe
- Spacious 759sqm (approx.) block with a 22m frontage
- Built in 1990 (approx.)

Contact Exclusive Listing Agent, Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.